

LINE	BEARING	DISTANCE
L1	N 43°41'20" W	85.14'
L2	N 38°00'35" W	248.45'
L3	N 39°35'04" W	61.17'
L4	N 39°22'02" W	58.33'
L5	N 40°13'29" W	105.35'
L6	N 36°21'32" W	560.59'
L7	N 40°32'25" W	176.96'
L8	N 49°04'27" E	52.64'
L9	N 50°42'45" E	161.50'
L10	S 56°29'37" W	119.35'
L11	S 76°06'23" E	59.57'
L12	S 08°52'22" W	515.52'

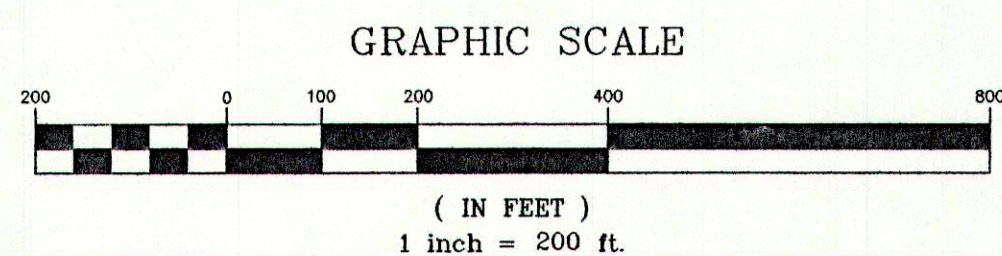
NOW OR FORMERLY
ROBERT B. WATERHOUSE
MEGAN H. WATERHOUSE
BOOK 4717 PAGE 239

SURVEYOR'S NOTES

- THIS SURVEY PLAN IS COPYRIGHT PROTECTED. THIS PLAN IS THE PROPERTY OF BOUNDARY POINTS, AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BOUNDARY POINTS. ALL RIGHTS RESERVED.
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- REFERENCE IS MADE TO THE CONTRACTUAL AGREEMENT BETWEEN THE PROFESSIONAL LAND SURVEYOR AND THE CLIENT.
- THIS SURVEY PLAN IS SUBJECT TO POSSIBLE REVISION UPON RECEIPT OF A CERTIFIED TITLE OPINION.
- ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF I CERTIFY EXCLUSIVELY TO THE CLIENT THAT THIS SURVEY PLAN, MADE TO THE NORMAL STANDARD OF CARE, SUBSTANTIALLY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYOR STANDARDS.
- NO CERTIFICATION IS MADE TO THE EXISTENCE OR NONEXISTENCE OF HAZARDOUS SUBSTANCES, ENVIRONMENTALLY SENSITIVE AREAS, UNDERGROUND UTILITIES, UNDERGROUND STRUCTURES, OR REAL ESTATE TITLE.
- THE SOURCE OF BEARINGS FOR THIS LAND SURVEY WAS THE MAGNETIC MERIDIAN AS OF THE DATE HEREON.
- THE PROPERTY SURVEYED IS DESCRIBED IN A DEED TO DALE S. RINES FROM BERNARD P. RINES DATED 9-27-76 AND IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3914, PAGE 96.
- REFERENCE IS MADE TO PLAN OF NORTH YARMOUTH DATED 1681-1735 TRACED BY FERDINAND B. MERRILL. RETRACED BY H.I. JORDAN IN SEPT. 1918 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 24, PAGE 14.
- REFERENCE IS MADE TO PLAN OF J. HENRY RINES PROPERTY DATED NOVEMBER 1918 BY E.C. JORDAN & CO. CIVIL ENGINEERS. RECORDED IN SAID REGISTRY IN PLAN BOOK 70, PAGE 34.
- REFERENCE IS MADE TO PLAN OF DIVISION OF PROPERTY FOR DONALD AND FRANCES HALE DATED DECEMBER 6, 1989 BY TITCOMB ASSOCIATES, INC.
- REFERENCE IS MADE TO PLAN OF LAND FOR DAVID R. HIGGINS JR. DATED APRIL 5, 1993, BY DANIEL T.C. LAPONT.
- REFERENCE IS MADE TO PLAN OF RANGE ROAD PROPERTY FOR GEORGE RICKLEY DATED NOVEMBER 27, 1996, BY DESLAURIERS & ASSOCIATES, INC.
- REFERENCE IS MADE TO PLAN OF IDLEWOOD FOR GEORGE RICKLEY DATED JANUARY 7, 1996, BY RICHARD A. MANTHORNE.
- REFERENCE IS MADE TO PLAN FOR PRIVATE WAY FOR ANDREW BERUBE DATED AUGUST 2002, BY SURVEY, INC.
- REFERENCE IS MADE TO A RIGHT OF WAY OVER LAND FORMERLY OF ALEXANDER FARRIS AND WILLIAM L. PRINCE MENTIONED IN THE DEED TO CLINTON F. RINES FROM CONGRESS SQUARE HOTEL COMPANY DATED MAY 14, 1926 AND RECORDED IN SAID REGISTRY IN BOOK 1232, PAGE 464. SAID RIGHT OF WAY IS ALSO MENTIONED IN A DOCUMENT TO J. HENRY RINES FROM E.C. JORDAN & CO. DATED DECEMBER 9, 1918 "THIS LOT IS GIVEN A RIGHT OF WAY TO IT OVER LAND FORMERLY OF ALEXANDER FARRIS & W.L. PRINCE AND ITS ENTRANCE TO THE LOT IS SHOWN UPON THE PLAN AT THE NORTH CORNER OF THE LOT WHERE A ROAD AND GATE EXIST. THE RIGHT OF WAY LEADS TO A CROSS ROAD ABOUT 1/2 MILE NORTHWESTERLY OF SAID LOT." REFERENCE IS MADE TO A DEPICTION OF SAID RIGHT OF WAY TO LOT LETTERED A ON PLAN BOOK 70, PAGE 34.
- REFERENCE IS MADE TO THE TOWN OF CUMBERLAND ROAD BOOK PAGE 197, THE PORTION OF RANGE ROAD ADJOINING THE PARCEL SURVEYED WAS LAID OUT MARCH 18, 1784 AS 4 RODS WIDE (66 FEET). AN ADDITIONAL PARCEL OF LAND WAS ACQUIRED BY THE TOWN OF CUMBERLAND ROAD BOOK PAGE 198 DATED JUNE 20, 1793 FOR A MORE CONVENIENT CROSSING OF A GULLEY. THIS AREA IS DEPICTED IN THE SOUTHERLY CORNER OF LOT G OF PLAN BOOK 70 PAGE 34. SAID AREA OF ROAD HAVING A WIDTH AT ITS WIDEST POINT OF SEVEN RODS (115.5 FEET).
- REFERENCE IS MADE TO TOWN OF CUMBERLAND ROAD BOOK PAGE 207 FOR THE ALTERATION OF RANGE ROAD DATED APRIL 11, 1840 AS IS DEPICTED ON THE WESTERLY CORNER OF LOT B OF PLAN BOOK 70 PAGE 34.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY SURVEYED	---
---	ADJOINING PROPERTY	---
---	EASEMENT	---
□	MONUMENT	■
○	IRON PIPE/ROD	●
●	5/8" IRON REBAR	●
●	DRILLHOLE	●
~	WETLANDS	~
---	EDGE WETLAND	---
---	STREAM	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	TREELINE	---
⊕	UTILITY POLE	⊕
---	CULVERT	---
---	BARB WIRE FENCE	---
---	STONE WALL	---
⊙	DECIDUOUS TREE	⊙
⊙	CONIFEROUS TREE	⊙



DAVID BOUFFARD
PROFESSIONAL LAND SURVEYOR 2282

STATE OF MAINE

RECEIVED _____ COUNTY SS REGISTRY OF DEEDS
AT _____h _____m _____ AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTER

BOUNDARY POINTS
PROFESSIONAL LAND SURVEYING, LLC
P.O. BOX 1023
WESTBROOK MAINE 04098-1023
207-854-0182

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PROJECT 05010
PROJECT 03028

STANDARD BOUNDARY SURVEY
FOR
TOWN OF CUMBERLAND
(TOWN OF CUMBERLAND 290 TUTTLE ROAD, CUMBERLAND, MAINE 04021)
OF
RANGE ROAD PROPERTY
CUMBERLAND MAINE
SEPTEMBER 20, 2005 SCALE 1" = 200'

